

GOLDEN DEVELOPMENT OPPORTUNITY

\$3,300,000 • HIGH VISIBILITY LOCATION



000 CLEORA ROAD
SALIDA, CO 81201



HALE CAMP
BROKER ASSOCIATE
Hale@PinonRealEstate.com
Office: (719) 539-0200
Cell: (719) 221-4637

PINON
real estate group



PROPERTY HIGHLIGHTS

- Prime Location
- Allows 60 Dwelling Units & 60,000 sf of Non-Residential
- Mixed-Use Opportunity
- 8.3 Acre Development Parcel

MLS#	8016285
ACREAGE	8.30
ELECTRIC & UTILITY	None
SEWER	None
WATER SOURCE	None
ZONING	Mixed Use Village
TAXES	\$8,364 in 2025
BUYERS AGENCY COMPENSATION	3%

Substantial Development Opportunity in Salida City Limits. This golden opportunity is a natural extension of the development trend on the east-side of Salida. Well-positioned between Hwy 50 and County Road 105, which is bordered by the Arkansas River to the east. This parcel affords maximum exposure/easy access for commercial development, and allows for more intimate residential development as you move east toward the river. This parcel is part of the Vandaveer Ranch Planned Development District Overall Plan, which affords it a zoning designation of Mixed Use Village (MUV). Current entitlements listed in the PD allow for: 60 dwelling units, which includes: commercial lodging units and does not specify single family, attached or stacked; plus 60,000 sf of non-residential development square footage, which includes: employment centers, retail, commercial, educational centers, active and passive recreational uses requiring built facilities, commercial lodging, services, arts and cultural facilities, research and development. This area of the valley offers stunning mountain views to the south and west; proximity to the Arkansas River, Historic Downtown, Monarch Ski Area, and other year-round recreational opportunities. Salida is a burgeoning mountain town and this is a golden opportunity to bring your vision. Agents and interested parties can contact listing agent for a copy of the Vandaveer Ranch PD, which is also attached to this listing.



All information deemed reliable but not guaranteed and should be independently verified. All properties are subject to prior sale, change, or withdrawal. Neither listing broker(s) nor Pinon Real Estate Group shall be responsible for typographical errors, misprints, misinformation, and shall be held totally harmless.